040.0	0006	0009.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,900 /	980,900
					USE VALUE:	980,900 /	980,900
					ASSESSED:	980,900 /	980,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
203	-207	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUBOULIS MICHAEL TRUSTEE
Owner 2:	CHIOS REALTY TRUST
Owner 3:	
Street 1:	195 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUBOULIS MICHAEL TR -
Owner 2:	TR OF CHIOS REALTY TRUST -
Street 1:	195 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,713 Sq. Ft. of land mainly classified as Store with a Store Building built about 1915, having primarily Brick Exterior and 4502 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	7713.000	417,700		563,200	980,900
Total Card	0.177	417,700		563,200	980,900
Total Parcel	0.177	417,700		563,200	980,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 217.88 | /Parcel: 217.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27358
GIS Ref
GIS Ref
Insp Date 09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	417,700	0	7,713.	554,000	971,700	971,700	Year End Roll	12/18/2019
2019	325	FV	397,900	0	7,713.	517,100	915,000	915,000	Year End Roll	1/3/2019
2018	325	FV	397,900	0	7,713.	461,700	859,600	859,600	Year End Roll	12/20/2017
2017	325	FV	397,900	0	7,713.	406,300	804,200	804,200	Year End Roll	1/3/2017
2016	325	FV	397,900	0	7,713.	304,700	702,600	702,600	Year End	1/4/2016
2015	325	FV	358,300	0	7,713.	277,000	635,300	635,300	Year End Roll	12/11/2014
2014	325	FV	358,300	0	7,713.	277,000	635,300	635,300	Year End Roll	12/16/2013
2013	325	FV	358,300	0	7,713.	277,000	635,300	635,300		12/13/2012

!3356!

PRINT

Date	Time
12/10/20	18:37:54

LAST REV

Date	Time
09/26/18	11:04:34
apro	
3356	

USER DEFINED

Prior Id # 1:	27358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUBOULIS MICHA	44654-41		2/17/2005	Family	1	No	No		
	13872-21		10/1/1979		87,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	290	Sign	150					
3/1/2016	209	Redo Kit	16,538					
11/4/2015	1707	Re-Roof	12,000					
5/22/2006	396	Redo Kit	42,000			G7	GR FY07	NEW LIGHTING & INT
1/11/2005	52	Sign	450					CHANGE NAME OF RES
4/6/2004	216	Manual	4,500					repair brick wall,
10/18/2001	810	Alterati	29,000	C				REBUILD TWO BATHS
10/6/2000	790	Demoliti	6,000	C				INTERIOR DEMOLITIO
3/4/1999	133	Alterati	44,000					COMBINE/REMODEL ST
7/31/1997	448		2,000					REMODEL RESTAURANT

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Meas/Inspect	PH	Patrick H
3/11/2009	Measured	197	PATRIOT
4/7/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		7713		Sq. Ft.	Site		0	30.5	2.39	CA									563,246						563,200	

Total AC/HA: 0.17707 | Total SF/SM: 7713 | Parcel LUC: 325 | Store | Prime NB Desc: COMM AVG | Total: 563,246 | Spl Credit | Total: 563,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	7		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	7	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.02212346
Const Adj.:	1.01830256
Adj $ / SQ:	104.083
Other Features:	33500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642657
Depreciation:	224930
Depreciated Total:	417727

COMMENTS

1915 / ARLINGTON HAIR SALON ,FENWAY MARKET, ZOCALO CUCINA, UPHOLISTERY STORE, BEAUJOLAIS CATERING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:			HB	7		

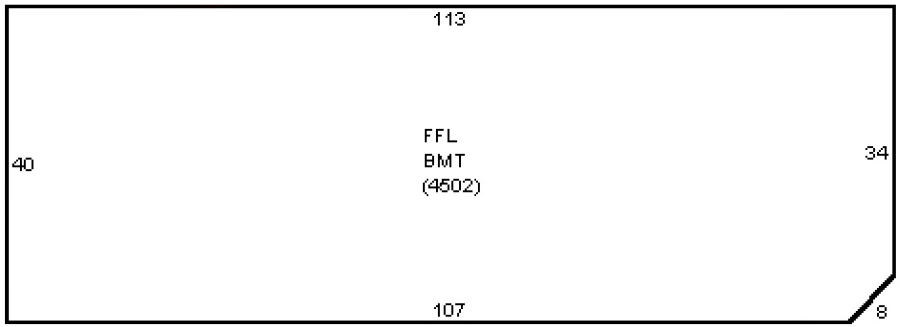
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,502	31.220	140,575
FFL	First Floor	4,502	104.080	468,582
	Net Sketched Area:	9,004	Total:	609,157
Size Ad	4502	Gross Are	9004	FinArea 4502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	40	A	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	104.08
Special Features:	0	Val/Su Net:	46.39
Final Total:	417700	Val/Su SzAd	92.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: